



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

November 16, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on November 16, 2023 at 5:00 PM.

The meeting will be held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. A copy of these applications can be found on the Town's website at <https://www.townofpoughkeepsie.com/AgendaCenter>. During the public hearings, all persons in interest will be heard.

Zoom link: <https://us06web.zoom.us/j/89463696072>

Meeting ID: 894 6369 6072 and Passcode: 573104

Via telephone 1-929-205-6099, then use the meeting ID and meeting password above.

The meeting will be broadcast live on CableVision Channel 22 and Verizon Fios Channel 38.

AGENDA

A) CONTINUED/NEW PUBLIC HEARINGS

1. WASH CO CAR WASH – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review for a proposed ±4,700 square foot car wash. 2245 South Road; Zoned BH (Highway Business); ±0.95 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner)*.

2. STRATFORD FARMS TOWNHOUSES

Amended Final Subdivision and Amended Site Plan and Potential Aquatic Resource Permit Hearing, and Amended Architectural review, for a clustered subdivision of 26 townhouse lots, a common area lot inclusive of a private road, and amended layout and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner*.

3. CASPERKILL SOUTH ROAD DEVELOPMENT

SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*.

4. DUTCHESS ROOTS

SEQRA Review, Site Plan Review and Architectural Review for a proposed ±2,762 square foot cannabis retail dispensary. 2611-2625 South Road; B-H (Highway Business) Zoning District; ±14.93 acres; Grid # 6060-02-950800; Type II Action; *Dutchess Roots LLC (Applicant) and Cameron Poughkeepsie LLC (Owner)*.

5. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

Site Plan and Special Use Permit Hearing proposed to legalize the existing use of an animal rescue/sanctuary and to expand additional kennels and animal rescue services. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Negative Declaration for an Unlisted Action adopted 9/21/23. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners*.

6. 822 MAIN STREET

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the renovation of an existing two-story vacant building and site to accommodate four (4) two-bedroom apartments with associated improvements. Improvements include providing site access, an area for snow storage, and space to accommodate parking requiring agreements between adjoining parcels. 822 Main Street, 824-826 Main Street, 529 Haight Avenue and Haight Avenue; ATC (Arlington Town Center) Zoning District; ±0.126 acres, ±0.27 acres, ±0.121 acres and ±0.123 acres, respectively; Grid # 6161-08-870800, 6161-08-876800, 6161-08-875785, and 6161-08-872785, respectively; Type II Action. *822 Main Street LLC c/o Danny Petrizzo (Applicant and Owner)*.

7. EASTDALE VILLAGE – 24th AMENDED SITE PLAN, SPECIAL USE PERMIT AND RESUBDIVISION OF LOTS 3Ea AND 4E

SEQRA Review, and Major Subdivision and Amended Site Plan and Special Use Permit Hearing, and Architectural Review for a proposed 24th Amended Site Plan and Special Use Permit and Resubdivision of Lots 3Ea and 4E in the Eastdale Village project. The application proposes development of East Side Buildings H and I-1 along Route 44 (Dutchess Turnpike), construction of landbanked parking, and associated grading, utility, landscape and lighting changes. Buildings H and I-1 are proposed for 2-3 story residential apartments over first floor commercial uses, requiring special use permit approval. Development programs for Buildings J and P are modified so that no additional bedrooms, residential units or commercial SF are proposed. Resubdivision to accommodate the 24th amended site plan proposes five lots for previously approved Lot 3Ea, and a remainder portion added to existing Lot 4E. All address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive; and at 926, 928, 930, 932, 938, 940, 942, 944, 946, 949, and 950 Dutchess Turnpike; and at 325 Founders Way; +/- 63.45 acres located in the MHC (MacDonnell Heights Center) Zoning District; and +/- 1.38 acres located in the R-20 (Residence Single Family 20,000 SF) Zoning District; Tax lot numbers 6262-04-715370; -739356; -746391; - 696343; -724392; -758382; -768412; -777377; -769361; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; -747326; -726341; -742287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended

September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through August 17, 2023; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 23 Eastdale Avenue, LLC, 27 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 32 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale Avenue, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, 928-932 Dutchess Turnpike, LLC, DASC Eastdale, LLC, Owners.*

8. 8 TUCKER DRIVE

SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, and Aquatic Resources Protection Permit Review for a proposed zoning district change from B-SC to I-L in order to construct a contractor's yard used for storing contractor's materials and equipment. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±1.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner).* **TO BE ADJOURNED**

9. 68 VAN WAGNER ROAD

SEQR Review, Site Plan and Special Use Permit Hearing for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner.* **TO BE ADJOURNED**

10. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD

Special Use Permit Review, Site Plan Review, and Architectural Review to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner).* **TO BE ADJOURNED**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. FITNESS SHOWROOM – 70A OVEROCKER ROAD

SEQRA Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review and Architectural Review for construction of a new one-story, 31,200 SF warehouse building including new loading dock, landscaping and lighting. 70A Overocker Road; Zoned I-H (Heavy Industry) District; ± 6.65 acres; Grid # 6261-01-344666; Unlisted Action; *Mauri Architects, P.C., Applicant, PDSV Development, LLC, Owner.*

2. 1 AND 5 DALLAS DRIVE – LOT LINE REVISION

SEQRA Review and Lot Line Revision Review for a lot line adjustment between two (2) adjoining parcels. 1 Dallas Drive and 5 Dallas Drive. Residence, Single-Family 20,000 Square Foot (R-20) Zoning District. ±0.99 acres and ±0.52 acres, respectively; Grid #'s 6260-03-092348 and 6260-03-072334, respectively. Type II Action; *Vincent and Elisa Guerriero and Shawn and Jennette Loughran (Applicants and Owners).*

D) OTHER BUSINESS

1. PRESENTATION: INWOOD AVENUE TOWNHOMES

Applicant is proposing a zoning map amendment (R-2A to R-20) and a cluster subdivision to create 76 townhome lots on a 33.62 acre parcel with approximately 50% of the parcel to remain open space; 81-89 Inwood Avenue, Grid # 6163-03-218012-0000, *Brodi Construction, LLC (owner), Robert J. Flower (applicant)*.

2. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Time Extension of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner*.

Field Trip on Tuesday, November 14, 2023 at 8:15 AM